110.0	0001	0016.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,077,400 / 1,077,400
					USE VALUE:	1,077,400 / 1,077,400
					ASSESSED:	1,077,400 / 1,077,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUCCARO ANGELA G & SALVATORE
Owner 2:	
Owner 3:	
Street 1:	103 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM D -
Owner 2:	-
Street 1:	12 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,002 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 2486 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6002.000	699,400		378,000	1,077,400
Total Card	0.138	699,400		378,000	1,077,400
Total Parcel	0.138	699,400		378,000	1,077,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.39 | /Parcel: 433.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 70041
GIS Ref:
GIS Ref:
Insp Date: 04/08/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0001-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	698,100	0	6,002.	378,000	1,076,100	1,076,100	Year End Roll	12/18/2019
2019	101	FV	557,500	0	6,002.	372,600	930,100	930,100	Year End Roll	1/3/2019
2018	101	FV	557,500	0	6,002.	286,200	843,700	843,700	Year End Roll	12/20/2017
2017	101	FV	557,500	0	6,002.	270,000	827,500	827,500	Year End Roll	1/3/2017
2016	101	FV	557,500	0	6,002.	248,400	805,900	805,900	Year End	1/4/2016
2015	101	FV	543,600	0	6,002.	233,100	776,700	776,700	Year End Roll	12/11/2014
2014	101	FV	391,200	0	12,927.	331,800	723,000	723,000	Year End Roll	12/16/2013
2013	318	FV		1300	12,927.	331,800	333,100	333,100		12/13/2012

!8585!

PRINT

Date	Time
12/10/20	23:08:33

LAST REV

Date	Time
07/16/15	10:48:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	63131-90		12/30/2013		790,000	No	No		
DE NAPOLI WILLI	61774-85		5/10/2013	Mult Lots	325,000	No	No		
DE NAPOLI WILLI	33368-276		8/1/2001	Family	10	No	No		William DeNapoli dod 5/20/12
DENAPOLI WILLIA	22716-280		12/11/1992		175,000	No	No		A

USER DEFINED

Prior Id # 1:	70041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2013	1104	Manual	13,100	C				
6/21/2013	908	New Buil	171,000					
5/29/2013	750	Foundati	5,000					
10/28/1996	554		3,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Measured	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Meas/Inspect	JBS	JOHN S
7/11/2013	Info Fm Prmt	EMK	Ellen K
6/12/2013	Info Fm Prmt	EMK	Ellen K
3/10/2009	Meas/Inspect	197	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6002		Sq. Ft.	Site		0	70.	0.90	6			Heavy T	-10					378,039						378,000	

Total AC/HA: 0.13779 | Total SF/SM: 6002 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,039 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	3.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07236528
Const Adj.:	1.57484245
Adj $ / SQ:	211.101
Other Features:	95872
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	726276
Depreciation:	26872
Depreciated Total:	699404

COMMENTS

BK; 20764 PG; 312 SUBDIVISION 4 HOUSE LOTS CREATED-NEW LOT WILL BE 12927 S/F DONE 1/13/97 PM. FORMER 694 SUMMER ST 5/28/2013.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	2	HB	1

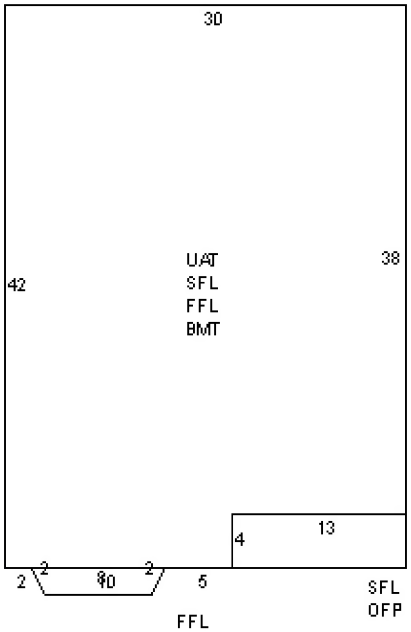
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	211.10
Special Features:	0	Val/Su Net:	172.78
Final Total:	699400	Val/Su SzAd	281.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	211.100	265,987
FFL	First Floor	1,226	211.100	258,810
BMT	Basement	1,208	63.330	76,503
UAT	Upper Attic	302	84.440	25,501
OFP	Open Porch	52	69.290	3,603

Net Sketched Area:	4,048	Total:	630,404
Size Ad	2486	Gross Are	4954	FinArea	2486
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0001-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	